156.0	0002	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	617,700 /	617,700
					USE VALUE:	617,700 /	617,700
					ASSESSED:	617,700 /	617,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
252		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ERTSOS HELEN/ LIFE ESTATE	
Owner 2:		
Owner 3:		
Street 1:	252 WACHUSETT AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	ERTSOS HELEN -
Owner 2:	-
Street 1:	252 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,803 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1232 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4803.000	219,000	3,800	394,900	617,700
Total Card	0.110	219,000	3,800	394,900	617,700
Total Parcel	0.110	219,000	3,800	394,900	617,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.38 | /Parcel: 501.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	103694
GIS Ref	
GIS Ref	
Insp Date	06/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	219,100	3800	4,803.	394,900	617,800	617,800	Year End Roll	12/18/2019
2019	101	FV	189,600	3800	4,803.	394,900	588,300	588,300	Year End Roll	1/3/2019
2018	101	FV	195,700	3800	4,803.	332,800	532,300	532,300	Year End Roll	12/20/2017
2017	101	FV	195,700	3800	4,803.	304,600	504,100	504,100	Year End Roll	1/3/2017
2016	101	FV	195,700	3800	4,803.	259,500	459,000	459,000	Year End	1/4/2016
2015	101	FV	185,000	3800	4,803.	225,600	414,400	414,400	Year End Roll	12/11/2014
2014	101	FV	185,000	3800	4,803.	208,700	397,500	397,500	Year End Roll	12/16/2013
2013	101	FV	185,000	3800	4,803.	198,600	387,400	387,400		12/13/2012

!12210!

PRINT

Date	Time
12/11/20	02:19:03

LAST REV

Date	Time
10/10/19	13:35:32
mmcmakin	

USER DEFINED

Prior Id # 1:	103694
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12210

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ERTSOS HELEN,	73301-466	1	9/18/2019	Convenience	1	No	No		Theohares J Ertsos named remainder
	12700-491		9/16/1974		31,000	No	No		John Ertsos dod 12/11/2006

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2018	Meas/Inspect	BS	Barbara S
10/21/2008	Meas/Inspect	189	PATRIOT
1/20/2000	Inspected	263	PATRIOT
11/24/1999	Measured	268	PATRIOT
7/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4803		Sq. Ft.	Site		0	70.	1.17	7									394,862						394,900	

Total AC/HA: 0.11026 | Total SF/SM: 4803 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 394,862 | Spl Credit | Total: 394,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	164.557
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	317431
Depreciation:	98404
Depreciated Total:	219027

COMMENTS

SCUTTLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3			Baths: 1			HB 1		

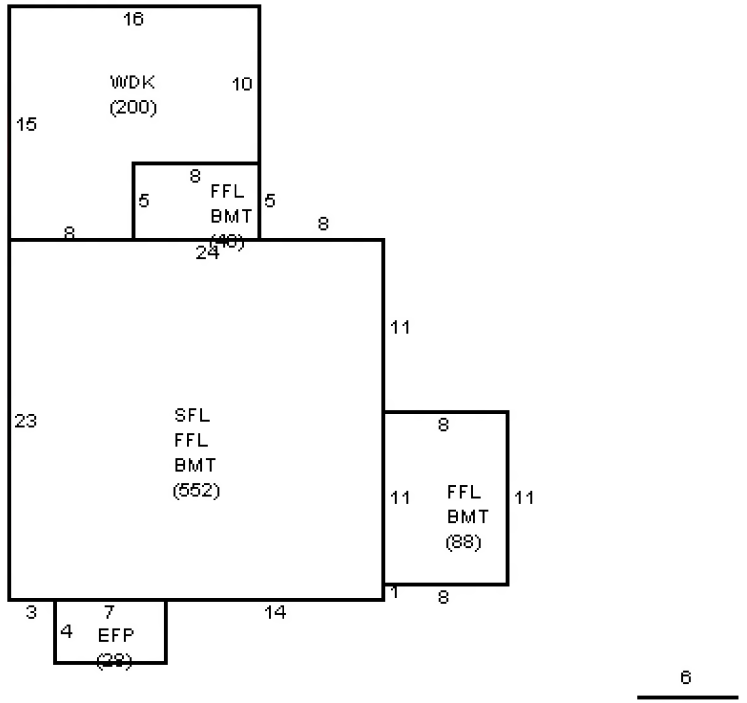
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.56
Special Features:	0	Val/Su Net:	102.34
Final Total:	219000	Val/Su SzAd	177.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	680	49.370	33,570
FFL	First Floor	680	164.560	111,899
SFL	Second Floor	552	164.560	90,835
WDK	Deck	200	10.730	2,145
EFP	Enclos Porch	28	70.800	1,982
	Net Sketched Area:	2,140	Total:	240,431
Size Ad	1232	Gross Are	2140	FinArea 1232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1940	24.62	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800

IMAGE

AssessPro Patriot Properties, Inc